

RICHMOND HILL PLANNING COMMISSION MEETING MINUTES

JUNE 26, 2023

City Hall Council Chambers
40 Richard R. Davis Drive, Richmond Hill, GA 31324

MEMBERS: Lavetris Singleton, Lloyd "Triple" Cooper, Billy Albritton, Chris Raiford

STAFF PRESENT: Randy Dykes, Amanda Styer

CITY COUNCIL PRESENT: None

GUEST PRESENT: Chris Amos, Sam Patel, Jason Bryant, Randy Bocook, Shannon Bocook

1. Call to Order

Chairman Albritton called the meeting to order at 6:00PM.

2. Invocation

Vice Chairman Cooper provided a brief invocation.

3. Pledge of Allegiance

Chairman Albritton led the Pledge of Allegiance.

4. Approval of the June 26, 2023 Agenda

Commissioner Cooper made a motion to approve the agenda for the June 26, 2023 meeting; motion seconded by Commissioner Raiford and carried by all.

5. Approval of the June 12, 2023 Meeting Minutes

Commissioner Blanks made a motion to approve the June 12, 2023 meeting minutes; motion seconded by Commissioner Raiford and carried by all.

PUBLIC HEARING:

1. A petition has been filed by the City of Richmond Hill to amend the following articles and appendices of the Unified Development Ordinance (UDO) of the City of Richmond Hill, Georgia; Article 6 – Residential Districts; Article 11 – Overlay Districts; Article 12 – General Provisions; Article 13 – Conditional Uses; Article 14 – Parking and Loading; Article 16 – Signs; Article 21 – Subdivision – Purpose and Procedures; Article 23 – Subdivision – Plat Specifications; Article 32 – Definitions; Appendix F – Residential Infill Development District; and to repeal conflicting ordinances; to provide for an effective date; and for other purposes.

Director Dykes explained that the verbiage in red indicates what is being revised. He explained the main reason for a revision at this time is that City Council asked staff to work on creating an infill district for some areas within the city that need improvement.

Director Dykes reminded the board that Reynolds Construction has built new homes in that area in the recent past, but had to be granted several variances to allow them. He added that City Council liked the new homes that were built by them, but did not like having to grant so many variances to allow them. He gave a brief overview of the other minor revisions.

PUBLIC HEARING RECOMMENDATION:

1. Recommendation of approval/disapproval of a petition filed by the City of Richmond Hill to amend the following articles and appendices of the Unified Development Ordinance (UDO) of the City of Richmond Hill, Georgia; Article 6 – Residential Districts; Article 11 – Overlay Districts; Article 12 – General Provisions; Article 13 – Conditional Uses; Article 14 – Parking and Loading; Article 16 – Signs; Article 21 – Subdivision – Purpose and Procedures; Article 23 – Subdivision – Plat Specifications; Article 32 – Definitions; Appendix F – Residential Infill Development District; and to repeal conflicting ordinances; to provide for an effective date; and for other purposes.

Commissioner Cooper stated Article 12 verbiage on spigots seems repetitive.

Commissioner Raiford asked for clarification on the 50% provision. Director Dykes explained the way it is currently worded, the areas within the 450ft wouldn't be required to meet the overlay requirements if over 50% of the overall property is outside of the overlay. He explains the change corrects that.

Director Dykes explained these proposed revisions will go before City Council at their July 5th meeting for a first reading and then second reading and decision will be held during their July 18th workshop. Director Dykes explained if the board sees anything that needs changed prior to that, please let staff know.

Commissioner Cooper made a motion to recommend approval of the petition filed by the City of Richmond Hill to amend the following articles and appendices of the Unified Development Ordinance (UDO) of the City of Richmond Hill, Georgia; Article 6 – Residential Districts; Article 11 – Overlay Districts; Article 12 – General Provisions; Article 13 – Conditional Uses; Article 14 – Parking and Loading; Article 16 – Signs; Article 21 – Subdivision – Purpose and Procedures; Article 23 – Subdivision – Plat Specifications; Article 32 – Definitions; Appendix F – Residential Infill Development District; and to repeal conflicting ordinances; to provide for an effective date; and for other purposes; motion seconded by Commissioner Singleton and carried by all.

PLAN REVIEW:

1. Approval/disapproval of the revised site plan submitted by Randy & Shannon Bocook for Flurries Shaved Ice and Home Rental Team, to be located at 21 Forest Street.

Director Dykes explained the previous plan is in the packet and newly revised. He explained the change shows the middle structure was removed and parking was moved to the center of the two remaining buildings.

Commissioner Blanks made a motion to approve the revised site plan submitted by Randy & Shannon Bocook for Flurries Shaved Ice and Home Rental Team, to be located at 21 Forest Street; motion seconded by Commissioner Cooper and carried by all.

RECOMMENDATION TO COUNCIL:

1. Recommendation for approval/disapproval of the preliminary plat submitted by Sam Patel with JDP Investments-9, LLC for the subdivision of parcel 0473-001, creating a 2.15-acre hotel site.

Director Dykes explained the property is located behind the existing Quality Inn, behind the car wash that has been approved and to the left of the storage facility that was recently approved. He explained the plan is for a hotel that includes both Avid and Candlewood Suites. He stated the hotel would be a 4-story building.

Commissioner Singleton made a motion to approve the preliminary plat submitted by Sam Patel with JDP Investments-9, LLC for the subdivision of parcel 0473-001, creating a 2.15-acre hotel site; motion seconded by Commissioner Raiford and carried by all.

Commissioner Raiford made a motion to adjourn, motion seconded by Commissioner Blanks and carried by all.

With nothing further, the meeting closed at 6:31 PM.

Respectively submitted by,

A handwritten signature in black ink, appearing to read 'Amanda Styer', with a stylized flourish at the end.

Amanda Styer
Zoning Administrator